

Buyer's Plan

Viewing Homes Do's and Don'ts



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Buyer's Plan

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Viewing Homes - Do's and Don'ts

Now...the fun part; house shopping!

When viewing properties you are interested in, it's important to remain objective. The initial glow of a home can cause you to overlook its potential faults. Keeping your emotions in check and long-term future in mind will help you make a smart buying decision and find the home that's perfect for you.

We will help you look beyond surface aesthetics at:

- Exterior features (foundation, roof, eaves/ downspouts, windows, doors, fencing, and landscaping)
- Interior features (walls, floors, outlets/ switches, lighting, fixtures, and appliances)
- Heating, cooling, plumbing, and electrical systems
- Visible signs of problems (water or pest damage)
- Noise levels from neighboring properties, cars, public transport, highways, railways, and airports
- Storage potential and the ability to live comfortably with sufficient space for furnishings and belongings

See our home inspection & revisit checklist [here](#). It's a great reference for looking at a home in detail.

Once we find "the one" we gather lots of information for you, that's when our homework starts, see the details we go through for you.

[Click here](#).

[Here](#) is another helpful article from Toronto Life.

We've also assembled what we like to call "the decision maker." It's a great tool to help guide your decision making as well as keep detailed notes on each home visit. Find it [here](#).

When we pull up to a home, we will likely know just as much about it as you do. If you are immediately unimpressed, just say the word and we can leave.. If you don't like something inside, we can quickly finish up and leave.

On the flip side, if there is a home you like, please let us know right away. Depending on the market, there may be an offer/bid date; meaning we will need to act quickly. This is when our real work begins! We will start to gather loads of information, to report to you.

Either way, we recommend keeping a list of all of the homes you see and tracking their selling prices using the *HouseSigma* app. This will give you a good pulse on the market.

Whether you find a home browsing online or we suggest one to you, make sure to always call us to ask any questions. Do not call the listing agent/brokerage.

We know what to ask and how to ask it so as to not put all of your "cards on the table."

If you are going to attend open houses on your own, be sure to take one of our cards with you. If the owner is home, please don't look too interested!

As we mentioned earlier, it's easy to let your emotions take over while house shopping. Review this quick list of dos and don'ts to help you keep a level head during your search:

DO:

1. DO Start a group chat on imessage or Whatsapp with your realtor, and anyone who will be a property decision maker, so that you can all be on the same page, all the time.
2. DO look at the home on a map first. You may find that it backs onto a power line or highway.
3. DO drive by the home during the day and in the evening if possible. Check out the exterior, street, and neighbourhood.
4. DO attend showings and open houses armed with a list of questions. Take photos, sketch layouts, and measure spaces. Jot down things you like, dislike, or would renovate/repair.
5. DO check the water pressure, run the taps, and flush the toilets. See how fast the water heats up/if there are issues with the heater.
6. DO look at homes within your budget. It's easy to fall in love with a place you can't afford, and you'll only set yourself up for disappointment.
7. DO draw your line in the sand for the price you are willing to pay for any particular home.

DON'T

1. DON'T forget to take stock of storage. Look at closets, basement storage, attic space, and outdoor sheds.
2. DON'T sweat the small stuff. Watch out for high cost fixes instead, such as outdated electrical or bathrooms that require a complete overhaul.
3. DON'T overestimate your DIY capabilities. Make sure you're not getting too enthusiastic about what you can actually accomplish yourself.
4. DON'T be afraid to move on. New listings come on the market every day, so never assume that there will be nothing as good as (or better) out there. Be patient.

DO Map out a timeline & have a strategy

DO look at all of your options including buying a new build

*See copy on our site for hyperlinks

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